After recording please return to:
Realty Title & Escrow Co., Inc.
5120 Virginia Way, C22
Brentwood, TN 37027

This Instrument prepared by:
BALDWIN LAND TITLE, PLLC
7117 Calderwood Dr.
Antioch, TN 37013

Instr:20000703006613B Page: 1 OF 2
REC'D FOR REC 07/03/2000 3:16:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00

Affiant

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM CO. My Commission Expires October 8, 2000

Subscribed and sworn to before me this 29th day of June, 2000.

Notary Public

My commission expires: 10/9/00

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills to:	Map and Parcel No.
Erma M. Freeborg 307 Cana Circle Nashville, TN 37205	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084	Map 129-11-0 Group A Parcel 307

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, EDD R. TURNER, III, Individually and as Executor of the Estate of Edd R. Turner, Jr.-Probate No. 00P-509 (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto ERMA M. FREEBORG, an unmarried woman (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 307 created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IC, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made tot he Plat for The Cloister at St. Henry, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

BEING part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6596, page 608, Register's Office for Davidson County, Tennessee. And BEING further conveyed to Edd R. Turner, Jr. and wife, Nena F. Turner by sublease and conveyance of Condo Apartment from St. Henry's Property Development, Inc., of record in Book 6677, page 788, said Register's Office. The said Edd R. Turner, Jr. and wife, Nena F. Turner having since deceased and Edd R. Turner, III, being the sole beneficiary of Edd R. Turner, Jr. and wife Nena F. Turner, inherited the above referenced property.

The above referenced property has never been the residence of the said Grantor.

The above legal description is identical to the one in the previous deed of record.

This conveyance and lese is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IC, recorded in Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Taxes for the year 2000, which have been prorated and assumed by the Grantee(s).

THIS is improved property known as No. 307, 307 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his, her or their heirs, and assigns for the term of the Grantor's Ground Lease of record in book 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of Grantor's Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 29th day of June, 2000.

By: _____
Edd R. Turner, III, Individually and as Executor
of the Estate of Edd R. Turner, Jr.
Probate No. 00P-509

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of the State and County aforesaid, Edd R. Turner, III, Individually and as Executor of the Estate of Edd R. Turner, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained by signing his name.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 2000.

_____
Notary Public

My commission expires: 10/9/00

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Commission Expires October 8, 2000